



THE
GROVE
RESORT & SPA

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All illustrations are artistic conceptual renderings. Pricing subject to change.



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FOR THOSE WHO SEEK
TO ESCAPE THE ORDINARY



The Grove Resort & Spa is a retreat for those who seek to escape the ordinary and are looking to experience a reality infused with magic and wonder. Neighboring the blue waters of Lake Austin Reserve, its lush landscaping serves as a compliment to the overall majestic ambiance. Home to 890 two and three bedroom residences and an adrenaline infused water park, owners will have the option of staying at their leisure in their fully furnished residences and have it rented when away. Both owners and visitors can truly enjoy a day at the spa, savory dining experiences, and concierge services provided by Benchmark Hospitality International, known for their distinctive charm, character and personalized luxury. There are also amenities for adventure seekers such as the flow-rider (surf simulation machine), a lazy river and lagoon pool, all elements comprising the charm of Orlando's newest resort and attraction.

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An aerial photograph of a large-scale residential development. The complex consists of numerous multi-story apartment buildings arranged in a circular or semi-circular pattern around a central courtyard area. The buildings have light-colored facades and dark roofs. A large, dark blue lake is situated at the top of the development, surrounded by dense green trees. The surrounding landscape is lush with greenery, and a road is visible at the bottom of the frame.

LAKE AUSTIN

EXISTING CONSTRUCTION



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The fusion of vacation and residence has a new address at The Grove Resort & Spa. Located in the center of both adventure and tranquility, Orlando offers a diverse range of some of the best attractions and activities in Florida. World-class theme parks such as the renowned Walt Disney World and Universal Orlando Resort are just a couple of the endless opportunities for entire families to enjoy. Also located near boating, fishing and restaurant options, Orlando has made a name for itself in fine shopping, nightlife and many outdoor adventures such as zipline safari's, skydiving, suba diving and hot air balloon rides providing getaways for every resident and visitor.

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POINTS OF INTEREST

SHOPPING

- Orlando Vineland Premium Outlets
- Lake Buena Vista Factory Outlets
- Orlando International Premium Outlets
- TJ Maxx
- Payless
- Best Buy
- Town Center at Orange Lake
- Walgreens
- Polo Park Pro Shop

SUPERMARKET

- Publix
- Target
- Walmart

DINING

- Downtown Disney
- KFC
- McDonald's
- Chili's
- Simka's Sweets
- Le Crème Bakery
- Dunkin' Donuts
- Devenney's Irish Pub
- Subway
- Papa John's
- Shang Hai Chinese
- Mandarin Garden
- Bruno's Italian Restaurant
- 126 Chinese Restaurant
- Texas Roadhouse
- Giordano's Pizza
- Outback Steakhouse
- Boma- Flavors of Africa

MUSEUMS

- Museum of Military History
- World of Chocolate Museum and Café
- Ripley's Believe It or Not
- Madame Tussauds Orlando
- Titanic the Experience
- Central Florida Railroad Museum
- Skeletons: Animals Unveiled
- Orlando Museum of Art
- African American History and Culture
- CSI: The Experience

PARKS

- Animal Kingdom Park
- Blizzard Beach Water Park
- Hollywood Studios
- Epcot
- Universal Studios
- Islands of Adventure
- The Wizarding World of Harry Potter
- Adventure Island
- Legoland
- Gatorland
- Discovery Cove (swim with dolphins)
- Mini Golf/ Golf Course
- The Orlando Eye
- Indoor Go Karts
- Airboat Tours

BEACHES

- Coco Beach
- Clearwater



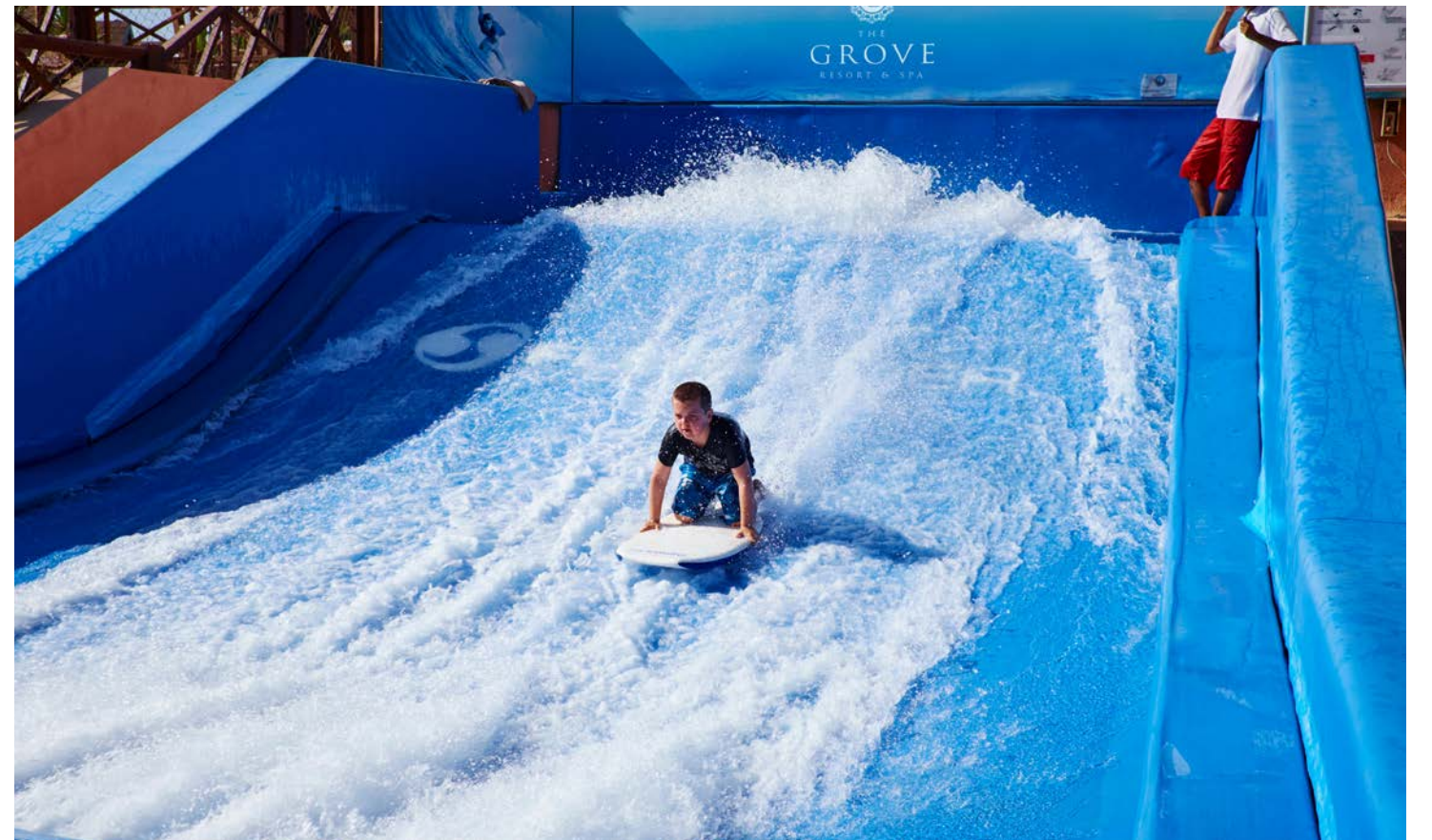
LOCATION MAP

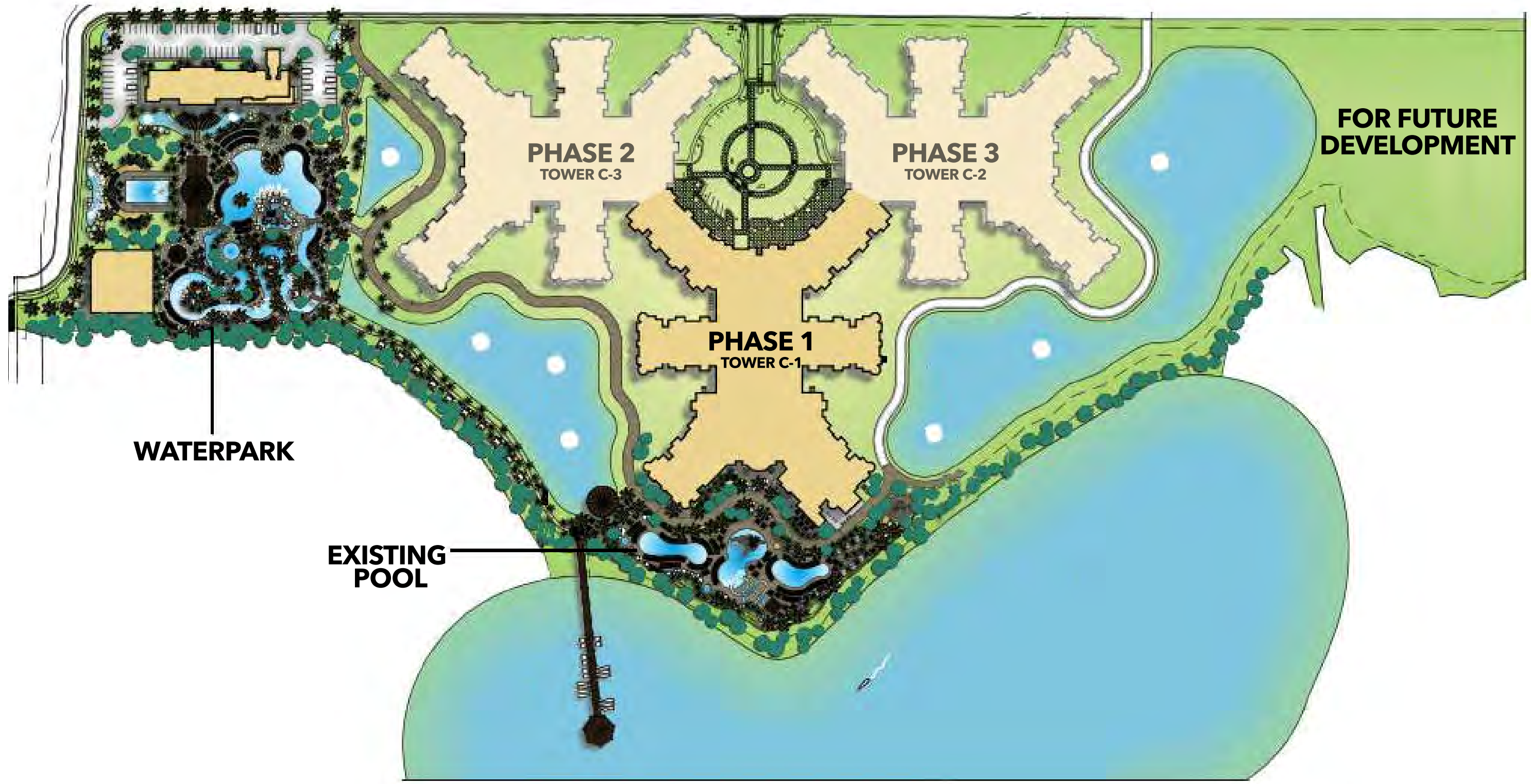
- WALT DISNEY WORLD ENTRANCE - 5 min
- MAGIC KINGDOM - 17 min
- DISNEY HOLLYWOOD STUDIOS - 19 min
- EPCOT CENTER - 16 min
- ANIMAL KINGDOM - 14 min
- BLIZZARD BEACH - 15 min
- UNIVERSAL STUDIOS - 30 min

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WATERPARK

**EXISTING
POOL**

**PHASE 2
TOWER C-3**

**PHASE 3
TOWER C-2**

**PHASE 1
TOWER C-1**

**FOR FUTURE
DEVELOPMENT**

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EXISTING POOL DECK REMODEL



LAKE AUSTIN

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W A T E R G P A R K







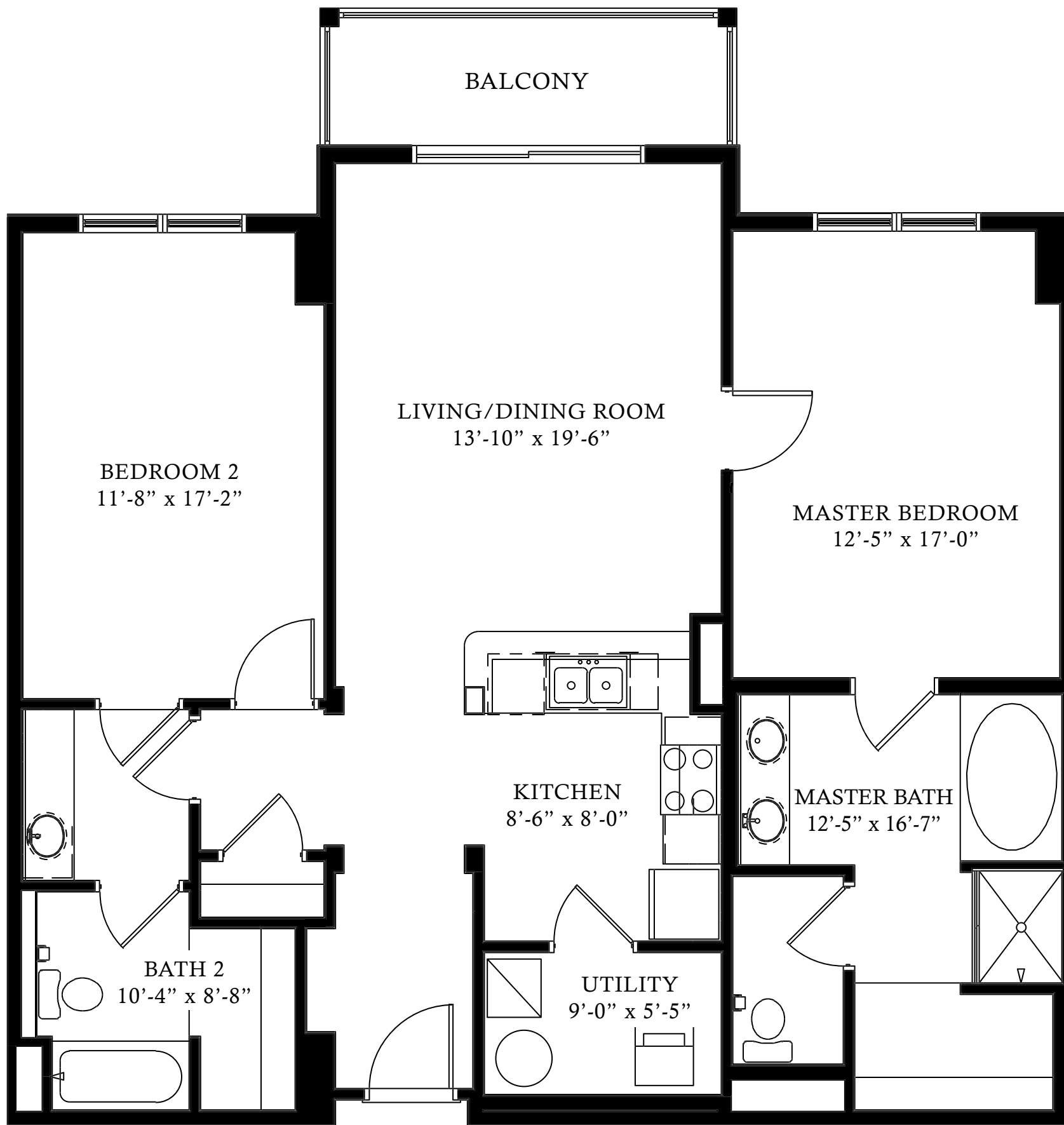
- A** **FLOW RIDER**
DUAL SIDED WAVE SIMULATOR FOR THE ULTIMATE SURF ON LAND EXPERIENCE. ADJACENT SANDY BEACH FOR LOUNGING.
- B** **SALES GALLERY + CLUBHOUSE**
MULTI USE BUILDING TO SERVE AS A FITNESS CENTER WITH JUICE BAR AND RESTROOM FACILITIES FOR THE RECREATION AREA. THE CLUBHOUSE COULD ALSO SERVE AS THE WELCOME CENTER FOR THE ENTIRE RESORT COMPLEX .
- C** **BEACH ENTRY LAGOON POOL**
LARGE LAGOON POOL WITH BEACH ENTRY AND VARIOUS SPACES FOR WATER PLAY ACTIVITIES SURROUNDED BY LARGE BOULDERS AND NATURAL COLORED DECKING FOR POOL SIDE LOUNGING.
- D** **WATER PLAY STRUCTURE**
MULT-LEVEL PLAY STRUCTURE WITH VARIOUS TYPES OF INTERACTIVE WATER PLAY ACTIVITIES IN A SHALLOW POOL. LOCATED ON WATER PLAY ISLAND. STRUCTURE TO INCORPORATE WATER SLIDE INTO STACKED BOULDERS AT POOL'S EDGE. THE STACKED BOULDERS ALSO FORM ROCK OUTCROPPING FOR A LARGE WATERFALL INTO THE LAGOON POOL. THIS PLAY AREA IS APPROPRIATE FOR CHILDREN OVER FIVE AS WELL AS ADULTS.
- E** **TOT WATER PLAY**
SHALLOW KIDDIE POOL ON WATER PLAY ISLAND WITH VARIOUS WATER PLAY ELEMENTS FOR CHILDREN AGES 2-5. LOUNGES AND UMBRELLAS TO BE LOCATED ON WATER PLAY ISLAND FOR PARENTS.
- F** **LAZY RIVER**
LAZY RIVER WATER CANAL (1 100 L.F.J, WITH SEVERAL CASCADING WATERFALLS. WINDS AROUND THE RECREATIONAL WATER PLAY ISLAND . BRIDGES OVER THE LAZY RIVER LEAD TO THE PLAY ISLAND. WATER CANONS ON THE ISLAND SPRAY WATER ONTO USERS ALONG RIVER ROUTE.
- G** **THE FUSION BAR & GRILL**
COVERED STRUCTURE TO HOUSE SNACK BAR AND GRILL AND BEVERAGE SERVICES. THE PAVILION IS LARGE ENOUGH FOR A SHADED OUTDOOR DINING AREA AS WELL AS RESTROOM FACILITIES.

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F L O O R P L A N S





2 BEDROOM

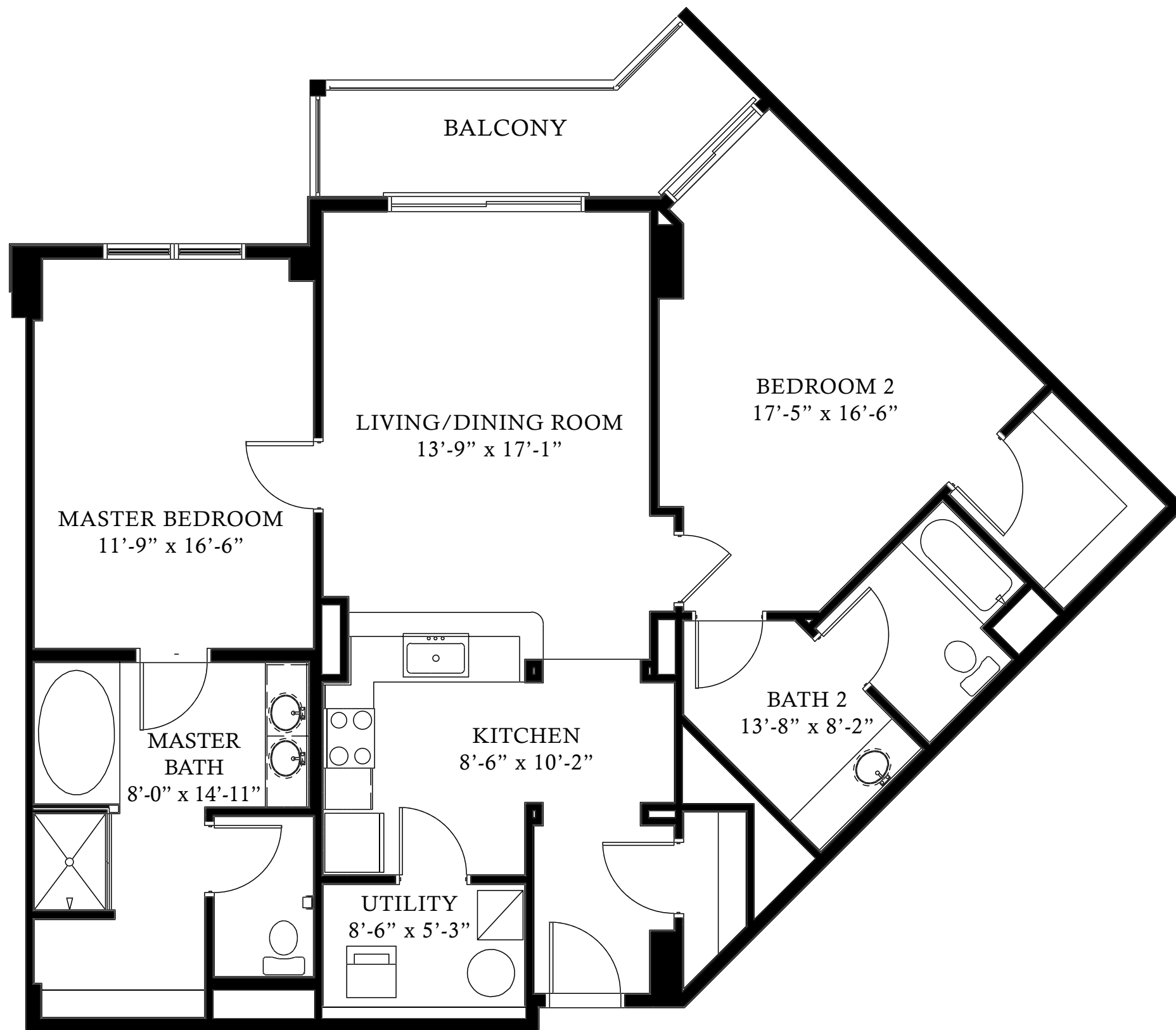
Living Space	1,265 Sq. Ft. <i>(117.52 Sq. Mt.)</i>
Balcony	73 Sq. Ft. <i>(6.78 Sq. Mt.)</i>
Total	1,338 Sq. Ft. <i>(124.30 Sq. Mt.)</i>

Pre-opening Pricing
Starting From

\$264,900

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The square footage areas used in this brochure include the outer walls surrounding the unit and half the demising wall separating units and areas under roof but not within the walls of the unit for the Lanai and Covered Entry. Please refer to the survey included as an exhibit to the prospectus for the actual square footage of the units. The square footages used in this brochure are provided so that buyers can compare square footages being used by sellers in other communities. All Dimensions are approximate and all floor plans are subject to change by developer without notice. All illustrations are artistic conceptual renderings. Pricing subject to change.



2 BEDROOM CORNER

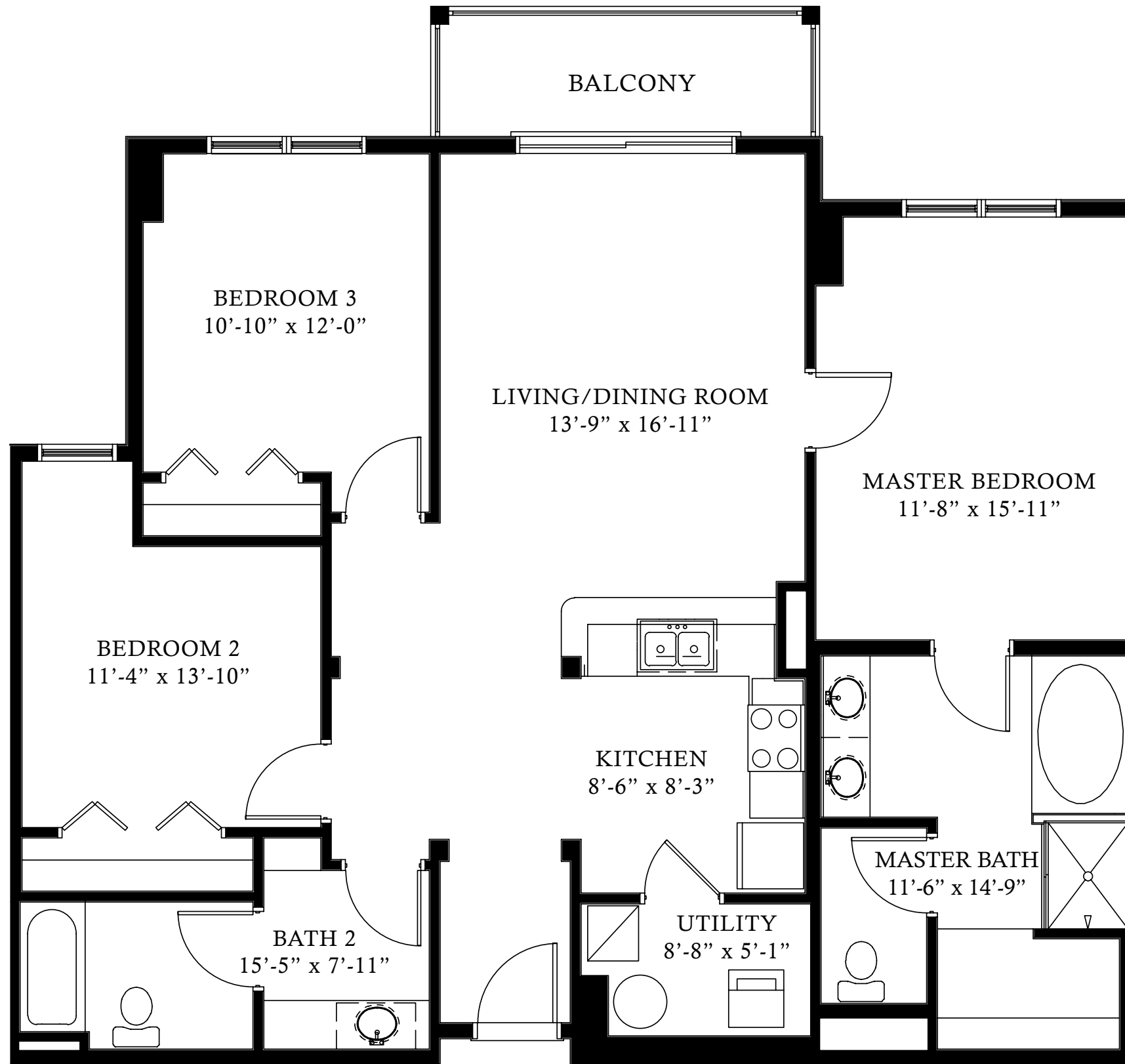
Living Space	1,375 Sq. Ft. <i>(127.74 Sq. Mt.)</i>
Balcony	73 Sq. Ft. <i>(6.78 Sq. Mt.)</i>
Total	1,468 Sq. Ft. <i>(136.38 Sq. Mt.)</i>

Pre-opening Pricing
Starting From

\$274,900

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3 BEDROOM

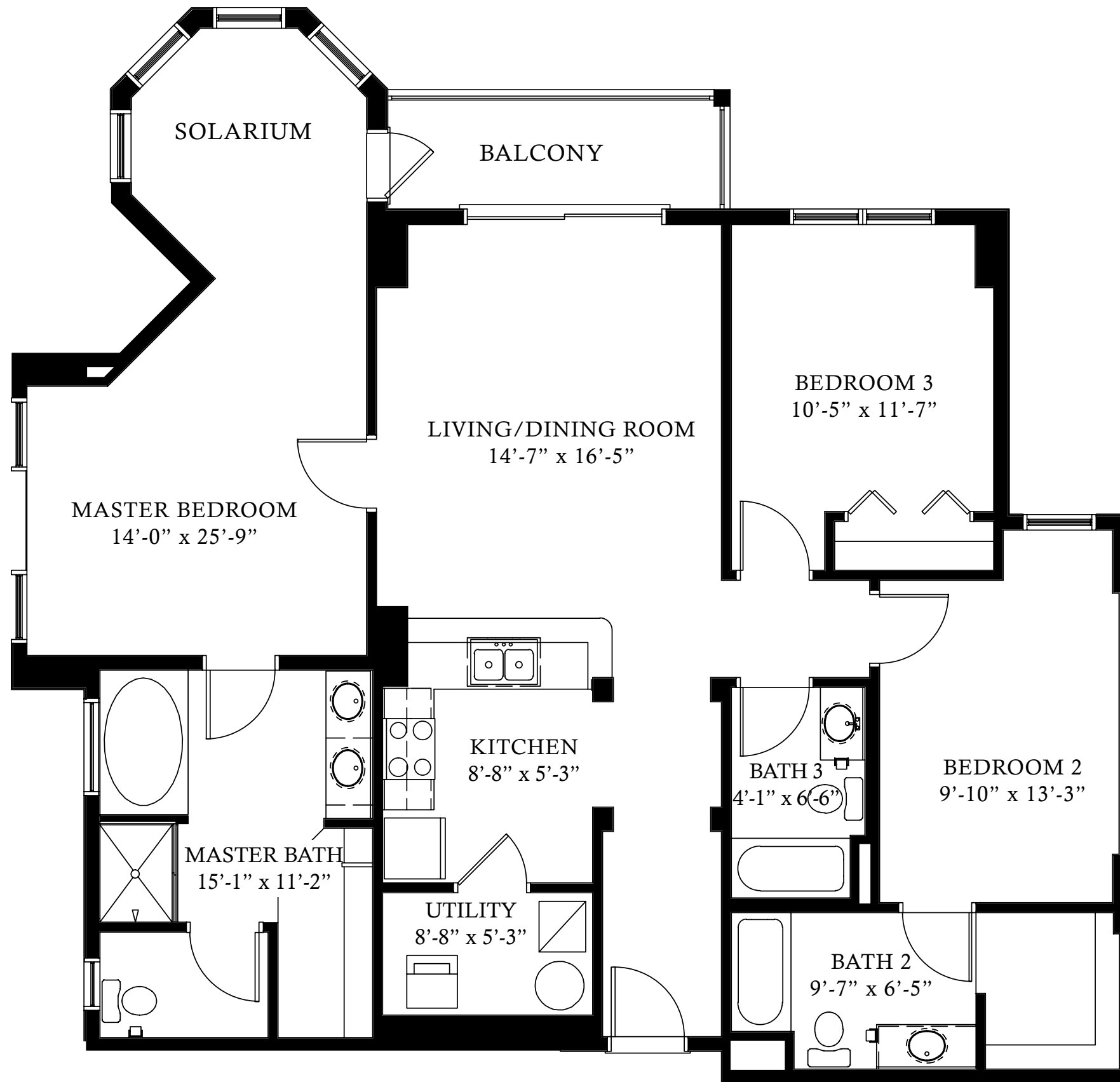
Living Space	1,396 Sq. Ft. <i>(129.69 Sq. Mt.)</i>
Balcony	72 Sq. Ft. <i>(6.68 Sq. Mt.)</i>
Total	1,468 Sq. Ft. <i>(124.30 Sq. Mt.)</i>

Pre-opening Pricing
Starting From

\$294,900

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3 BEDROOM TOWER

Living Space	1,544 Sq. Ft. <i>(143.44 Sq. Mt.)</i>
Balcony	70 Sq. Ft. <i>(6.50 Sq. Mt.)</i>
Total	1,614 Sq. Ft. <i>(149.94 Sq. Mt.)</i>

Pre-opening Pricing
Starting From
\$309,900

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BTI Partners is one of Florida's leading residential real estate land owners, developers and asset management firms with a portfolio comprising of over 8,000 acres of land for more than 17,500 residential units and over 2 million square feet of commercial and retail development. Leveraging a twenty-five year track record, BTI's success is based on an innovative and adaptive management platform with expertise in complex real estate transactions, land-use, construction and development projects.



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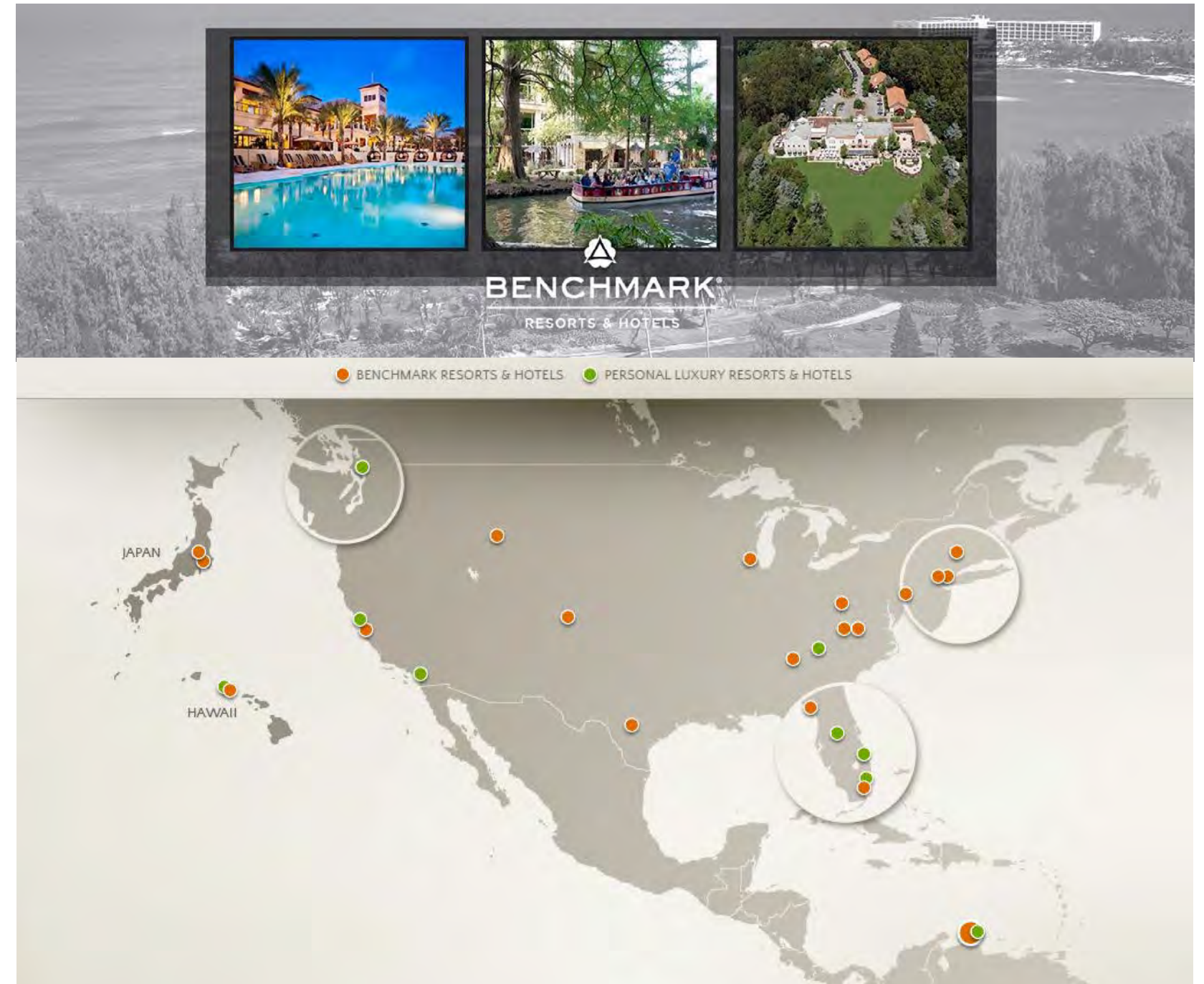


BENCHMARK HOSPITALITY INTERNATIONAL

Over the past 30 years, Benchmark Hospitality International has built a strong, multi-disciplinary team. The Home Office provides strategic direction, departmental support resources, and connectivity to our Benchmark family of properties. We have extensive resources in all areas required to serve owners and hotel guests successfully.

We deliver strategic and operational value to our property owners. Every day we must deliver strategic and operational value to our property owners and on-site management teams. At the end of the day, no matter how many Home Office or regional resources are behind us, the managers and employees on-site, working every day to satisfy the guest/clients' needs, are the most important asset to Benchmark.

We expect our managers and employees to think on their feet and react to clients' needs on a daily basis, rather than rely on a corporate manual. We expect our on-site management team to work directly and closely with ownership as a team—avoiding “us vs. them” situations. Benchmark’s philosophy is to act as a valued partner, not a vendor.



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BENCHMARK
HOSPITALITY
INTERNATIONAL



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